

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
William R. Fletcher
Debtor

Case No. 18-04165-PMM
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0314-5
Date Rcvd: Apr 29, 2021

User: AutoDocket
Form ID: pdf010

Page 1 of 2
Total Noticed: 8

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 01, 2021:

Recip ID	Recipient Name and Address
+	Adrienne Cervenka, Esquire, Rubin & Rothman, LLC, 1787 Veterans Highway, Islandia, NY 11749, Counsel for Citibank, N.A. 11749-1500 Attn: Corporate Officer or Person in Cha
+	American Express Bank, FSB, 4315 S. 2700 West, Salt Lake City, UT 84148-0001, Attn: Corporate Officer or Person in Cha
+	Antoinette T. Bacon, Esquire, Acting U.S. Attorney for the Northern Di, U.S. Attorneys Office, 319 Federal Building, 15 Henry Street Binghamton, NY 13901-2723
	Bruce Brandler, Esquire, Acting U.S. Attorney for the Middle Dist, Harrisburg Federal Building and Courthou, 228 Walnut Street, Ste. 220, P.O. Box 11754 Harrisburg, PA 17108-1754
	Merrick Garland, Esquire, U.S. Attorney General, U.S. Department of Justice, 950 Pennsylvania Avenue, NW, Washington, DC 20530-0001 Attn: Corporate Officer or Person in Cha
+	Steven P. Bann, Esquire, Zwicker & Associates, P.C., 100 Corporate Woods, Suite 230, Rochester, NY 14623-1423, Attn: Corporate Officer or Person in Cha

TOTAL: 6

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
+	Email/PDF: Citi.BNC.Correspondence@citi.com	Apr 29 2021 19:10:11	Citibank, N.A., 701 East 60th Street North, Sioux Falls, SD 57104-0493, Attn: Corporate Officer or Person in Cha
	Email/Text: sbse.cio.bnc.mail@irs.gov	Apr 29 2021 18:54:00	Internal Revenue Service, Central Insolvency Operation, P.O. Box 7436, Philadelphia, PA 19101-7436, Attn: Corporate Officer or Person in Cha

TOTAL: 2

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 01, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 29, 2021 at the address(es) listed below:

Name	Email Address
Christopher M. McMonagle	on behalf of Creditor M&T Bank cmcmonagle@sterneisenberg.com bkecf@sterneisenberg.com
James Warmbrodt	on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com
John J. Martin	on behalf of Creditor Ariel Land Owners Incorporated jmartin@martin-law.net, kmartin@martin-law.net;nmundy@martin-law.net;jjmartin@martin-law.net;jashley@martin-law.net;r59891@notify.bestcase.com
Mark J. Conway	on behalf of Trustee Mark J. Conway (Trustee) info@mjconwaylaw.com connie@mjconwaylaw.com;mjc@mjconwaylaw.com
Mark J. Conway (Trustee)	PA40@ecfbis.com mjc@mjconwaylaw.com;connie@mjconwaylaw.com;info@mjconwaylaw.com
Martin A Mooney	on behalf of Creditor M&T Bank f/k/a Manufactures and Traders Trust Company kcollins@schillerknapp.com lgadomski@schillerknapp.com
Steven P. Kelly	on behalf of Creditor M&T Bank skelly@sterneisenberg.com bkecf@sterneisenberg.com
Tullio DeLuca	on behalf of Debtor 1 William R. Fletcher tullio.deluca@verizon.net
United States Trustee	ustpregion03.ha.ecf@usdoj.gov
William Edward Miller	on behalf of Creditor M&T Bank wmiller@friedmanvartolo.com wedwardmiller@gmail.com

TOTAL: 10

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

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IN RE:

WILLIAM R. FLETCHER,
AKA WILLIAM FLETCHER,

DEBTOR.

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: CASE NO. 5-18-04165-PMM
:

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: CHAPTER 7
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MARK J. CONWAY, CHAPTER 7
TRUSTEE FOR THE ESTATE OF
WILLIAM R. FLETCHER
AKA WILLIAM FLETCHER,

MOVANT,

VS.

AMERICAN EXPRESS BANK, FSB,
CITIBANK, N.A.,
INTERNAL REVENUE SERVICE,
UNITED STATES OF AMERICA,

ATTN: CORPORATE OFFICER OR
PERSON IN CHARGE

RESPONDENTS.
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ORDER

Upon consideration of the Chapter 7 Trustee's Motion to Sell Real Properties of the Estate Free and Clear of Liens and Encumbrances, and after notice to all creditors and parties-in-interest entitled to notice, it is hereby

ORDERED AND DECREED

- i) That the Motion is hereby **GRANTED**; and
- ii) That the Trustee shall be authorized to sell the real properties known as 180 and 219 GAF Lake Road, Town of Windsor, Broome County,

State of New York, free and clear of liens and encumbrances, as is, where is, with all faults, as set forth in the Motion, to My Green Acres, Inc., for the sum of One Hundred Sixty-Eight Thousand Three Hundred Ninety-Four Dollars (\$168,394.00); and

- iii) That the Trustee shall be authorized to execute any and all documents necessary to consummate the subject sale, including a Trustee's Deed on behalf of the Debtor conveying title of the subject properties to the buyer and to distribute the sale proceeds as set forth in the Motion; and
- iv) That the Trustee shall be authorized to pay closing costs and real estate taxes and municipal liens on the sale of the real property from the sale proceeds to the extent necessary, the Realtor Commission of 6%, any out-of-pocket expenses advanced or incurred by the Trustee in connection with the sale of the Properties, which have not been reimbursed at the time of settlement and the Trustee's counsel fees and expenses, without further application to the Court;
- v) That the Trustee is further authorized to pay the secured claims against the Properties in the order of their priority at closing, without further application to the Court; and
- vi) The Court finds that the Trustee's sale is being made in "good faith" and this is a Final Order not subject to the fourteen (14) day stay under Bankruptcy Rule 6004(h).



Dated: 04/29/21

Patricia M. Mayer, Judge
United States Bankruptcy Court